

Summary of Jefferson County 2013 Annual Adjustment Methodology

Method

The sales comparison method using local market data was used to adjust the assessments in Jefferson County for 2013. The annually adjusted values used in the 2013 ratio study were developed based on updated land values and any changes in parcel characteristics discovered during 2012 / 2013 new construction field activities. The sales used for the 2013 annual adjustments were from March 2, 2011 to March 1, 2013. Additional years were added when there were an insufficient number of sales in a particular property class.

The land base rates and neighborhood factors were examined in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to significantly similar neighborhoods. The criteria for comparison were geographic location, similarity of land size and improvement type and age, and any other factors deemed relevant. Comparisons were also made between adjoining neighborhoods and townships to insure the continuity of land base rates and neighborhood factors.

Due to the lack of adequate paired sales or re-sales data, a reliable indication of overall market movement in Jefferson County, solely as a function of time, cannot be reasonably supported. Therefore, no time adjustment has been applied.

Industrial Improved Properties:

Sales for improved industrial properties were expanded to include valid transactions occurring from March 2, 2009 to March 1, 2013. There were no valid industrial sales during this expanded sales horizon.

Commercial Properties:

Sales for improved commercial properties were expanded to include valid transactions occurring from March 2, 2010 to March 1, 2013. There were 36 valid sales countywide whose data were combined for analysis.

Commercial and Industrial Land:

Sales included in the analysis for vacant commercial and industrial properties were expanded to include valid transactions occurring from March 2, 2009 to March 1, 2013. There was only 1 valid vacant commercial sale during that time period.

Residential Properties:

VACANT: Sales for vacant residential properties include all valid transactions occurring from March 2, 2010 to March 1, 2013. There were an insufficient number of sales to allow for a credible analysis of any individual township and so were combined for a countywide examination.

IMPROVED: Sales for improved residential properties included all valid transactions occurring from March 2, 2011 to March 1, 2013. It was necessary to group all townships other than Madison and Hanover in order to enhance the statistical reliability of the study.

NOTE: The additional tab “Invalid Sales” was added to indicate the sales that were invalidated as a result of closer examination during the ratio study process.